

Strata Scheme Set Up



“Why the Original Proprietor Must Establish the Strata Company”

Strata Titles Act 1985 (WA)

Upon registration of a strata plan at Landgate, the Strata Titles Act 1985 (WA) places a statutory obligation on the original proprietor (typically the developer) to ensure the strata company is properly established. This is a mandatory compliance requirement and forms the legal foundation for the ongoing operation of the scheme.

Legislative Requirement

The Act requires that an Inaugural General Meeting (IGM) of the strata company be convened within three (3) months of the date of registration of the strata plan. The IGM is the mechanism through which the strata company becomes fully operational and capable of carrying out its statutory functions.

Purpose of the IGM

The IGM establishes governance, confirms by-laws, approves an initial budget, enables insurance to be placed, and allows the strata company to transact lawfully. Until this process is completed, the strata company cannot operate effectively, and compliance risks may remain with the original proprietor.

Our Role - Full Establishment Service

We manage the entire establishment process on behalf of the original proprietor, ensuring compliance, accuracy, and timely completion. Our service includes:

- Preparation, consolidation and lodgement of strata by-laws with Landgate
- Preparation of the agenda and proposed budget, and issuing formal notice of the Inaugural General Meeting
- Chairing the Inaugural General Meeting (IGM) to ensure correct procedure and clear resolutions
- Application for the strata company's ABN and TFN
- Sourcing appropriate strata insurance from commencement

Professional Fee

\$2,750 (including GST)

This is a fixed, all-inclusive fee covering the complete establishment process.

Peace of Mind from Day One

Engaging us ensures the strata company is established correctly, on time, and in full compliance with the Strata Titles Act, providing a strong and stable foundation whether you are selling all lots or retaining some for now.

Lets Chat!